

**ATTACHMENT NO. 4
EXHIBIT H
MAZAMA DORMITORY
CRATER LAKE NATIONAL PARK**

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INTRODUCTION

This serve as an attachment to the Maintenance Plan, Exhibit H, of the CONTRACT. It delineates and specifies in greater detail the maintenance responsibilities of the Concessioner with regard to those lands and facilities within the Area which are assigned to, or otherwise used by, the Concessioner for the purposes of operating at Cleetwood and Wizard Island.

This attachment does not supersede the Maintenance Plan and in the event of any apparent conflict between the terms of this attachment to the Maintenance Plan and CONTRACT the terms of the CONTRACT and Exhibit, H shall prevail.

I. MAINTENANCE RESPONSIBILITIES

This attachment covers exclusively the maintenance and repairs of the Mazama Dormitory. The Concessioner is responsible for providing maintenance and repairs to the Mazama Dormitory, as described below, provided that, if the dormitory is damaged by casualty or otherwise to an extent requiring major rehabilitation or rebuilding, then the Concessioner shall not be obligated to repair or rebuild such improvement, unless the damage is the result of concessioner negligence or misuse, in which case the Concessioner is obligated to repair the damage.

The garage bay with the oversized door on the north side, approximately one-half of the garage building, is excluded from the building assignment. The Area will use this space for year round storage of Area-owned equipment. The Concessioner will have access for the purpose of maintaining the fire sprinkler system.

II. CONCESSIONER'S RESPONSIBILITIES

A. Dormitory Buildings

See Maintenance Plan Section II.A. The following maintenance items apply specifically to the Mazama Dormitory.

1. The operations and maintenance manual has been provided with the building. The operations and maintenance manual serves as a reference for maintenance of the dormitory buildings, and the Concessioner will establish a maintenance program based upon this manual.

2. Finishes - All interior finishes shall be maintained using the same colors and types of materials currently on the structure. Any changes in color or material, and building repainting require prior Area approval.

3. Inspections - The Concessioner is responsible for arranging for inspections, e.g. elevator system, boiler system, which cannot be performed by the Concessioner-employed maintenance staff. Inspections of these systems are to be conducted according to O&M manuals by qualified inspectors prior to dormitory opening and copies of inspection reports kept on file. The maintenance called for by the inspections is to be completed prior to dormitory opening.

4. Furnishings, fixtures and equipment - The Concessioner is responsible for the maintenance, repair, and upkeep of the furnishings, fixtures and equipment at the Mazama Dormitory, both those assigned by the government and those which belong to the Concessioner. Those furnishings and fixtures in the public areas and dorm rooms that are the property of the Concessioner shall be replaced, when necessary, with like items in accordance with the approved furnishings plan.

B. Utilities

See Maintenance Plan Section II.B.

The following applies specifically to the Mazama Dormitory: Concessioner is responsible for the service, routine inspections, and certification of the emergency power generator. RV sites must have back flow protection on all threaded hose bibs.

C. Opening and Closing Dormitory Building

See maintenance Plan, Section II.C.

The following items apply specifically to Mazama Dormitory:

1. In the fall after the dormitory buildings close for the season, install snow shutters/screens on windows. Remove each spring prior to the opening of the dormitory.
2. Provide sufficient routine inspection of the dormitory buildings during winter to ensure detection of any problems that would cause damage. Set furnace into winter mode; maintain building temperatures at least at 50 degrees in central building. Satellite building can be closed and winterized in accordance with O and M Manuals.

D. Fire Protection

See Maintenance Plan, Section II.D.

E. Grounds

See Maintenance Plan, Section II.E. The following applies specifically to the Mazama Dormitory: Provide irrigation and landscape maintenance (excluding trees over 20 feet). Concessioner is responsible for the maintenance, repair, and replacement of water lines for the irrigation/sprinkler system.

F. Snow Removal

See Maintenance Plan, Section II.F.

III. IMPLEMENTATION

There will be joint inspections of Mazama Dormitory conducted each year by the National Park Service and the Concessioner before and after the operating season to verify that the dormitory facility is being adequately maintained. Specific repair and maintenance items which require attention will be identified at this time and a written report prepared documenting any needed corrective actions.

NATIONAL PARK SERVICE

Superintendent
Crater Lake National Park

Date